



**Oregon State**  
**University**

## CAMPUS PLANNING COMMITTEE RECOMMENDATION

<b>TO</b>	Paul Odenthal, Senior Associate Vice President for Administration
<b>CC</b>	Bruce Daley, Associate Vice President for UFIO Libby Ramirez, University Architect & Capital Resources Manager
<b>FROM</b>	Bob Richardson, University Land Use Planning Manager
<b>DATE</b>	June 23, 2022
<b>SUBJECT</b>	CPC Recommendation: Collaborative Innovation Complex (CIC), Site Approval

### Issue / Request

The Vice President for Finance and Administration is requested to consider the Campus Planning Committee's (CPC) recommendation to approve the Collaborative Innovation Complex (CIC) proposal for site approval.

### Discussion

The proposed project will redevelop three opportunity sites on the north end of campus for multiple new uses, consistent with the Corvallis Campus Vision (CCV). The project will include the construction of an approximately 150,000 SF new building complex, the Collaborative Innovation Complex (CIC), to support research collaborations between all STEM colleges and organizations. Weniger Hall and the Weniger Hall East lot (3222) will be demolished, and the north end of its site will be redeveloped with a mobility hub adjacent to Monroe Avenue to support multiple transportation modes, including the OSU Beaver Bus and Corvallis Transit System. The southern portion of the Weniger Hall site likely will be redeveloped into open space or a new parking facility. Adjacent street frontages and bike and pedestrian facilities will be upgraded as part of the project. New public plazas and open spaces will be developed on the site.

The proposed new building or buildings are likely to be located on the two opportunity sites that consist of existing Park Terrace West (3234) and Park Terrace East (3233) parking lots, north of Plageman Hall and Johnson Hall, west of the Black Cultural Center, and east of the CEOAS Administration Building. This is the preferred location, but a separate action may be necessary with the City of Corvallis to remove or reconfigure Park Terrace Place. An alternate to this approach is to construct two buildings in two phases, one constructed on the west side of Memorial place north of Plageman Hall on Park Terrace East lot (3233), and the other constructed on a portion of the former Weniger site south of the proposed mobility hub.

On June 15, 2022 the CPC considered the Site approval request. After review of the staff analysis and discussion, the CPC found the proposal consistent with applicable campus plans (e.g., Corvallis Campus Vision, OSU Transportation Plan, Sustainable Transportation Strategy, and Campus Master Plan), and the CPC recommended Approval. The CPC also identified several items for the project team to address or consider in the next design phases. Those items are listed below.

## Items to Address

1. Memorial Tree Preservation – There is one memorial tree located south of the Weniger Hall East lot. The project should retain the tree as part of redevelopment of the site. If removal of the tree cannot be avoided, the project team must receive approval from the OSU Landscape Supervisor for its removal and the development of an appropriate replacement for the tree
2. Sector Development Allocation – As of May 17, there was 133,180 GSF of development allocation remaining in Sector C. The CIC project is estimated to provide approximately 150,000 SF of new building space in Sector C, using more than the current remaining development allocation in Sector C. Demolition of Weniger Hall will provide a credit of approximately 213,000 GSF to the remaining development allocation of Sector C. If Weniger is not demolished or the anticipated timing of the Weniger demolition is delayed, it is likely that OSU will have to submit a land use application for a Major Adjustment to the Campus Master Plan. This process typically requires a Traffic Impact Study/Analysis and is subject to the public hearing process.
3. Bike and Pedestrian Corridor Improvements – The CIC project will be redeveloping a large area along the north edge of campus. The CCV identifies the Monroe Avenue frontage as a Welcome Frontage and the Memorial Place and 26th Street frontages as Key Frontages. The north south bike and pedestrian connection from Campus Way to Monroe Ave also is identified as a key frontage. The OSU Transportation Plan identifies all of these corridors as part of the long-term bike and pedestrian network with specific design guidance corresponding to each facility's designation. There is an opportunity to enhance and improve all of these important pedestrian routes with the development of the CIC. The project team has identified these as important bike and pedestrian routes in their site analysis. Schematic design development must include a site design that improves and enhances these routes. The CCV and the OSU Transportation Plan's design toolbox should guide the design of these facilities.
4. Building Scale and Location – The proposed CIC site is located between and adjacent to buildings of varying scales and heights. There also are multiple critical pedestrian, bike, and emergency and service vehicle connections and access points to and through the site. As the design team moves forward to the schematic design phase, care should be taken to maintain space between buildings to ensure development of an appropriate scale and to ensure adequate areas for landscaping, pedestrian circulation, service and emergency vehicles, and bicycles.
5. Building Entrances and Streetscape – The design team has indicated on its Site Analysis: Site Opportunities & Constraints – Circulation Diagram map that it intends to provide building entrances on the Monroe Avenue and Memorial Place street frontages as well as facing south toward the plaza area between Johnson Hall and Kelly Engineering Center. Depending on the final location of the building on the site, the 26th Street frontage and the Park Terrace Place frontage (if it remains a street) also may require a building entrance. Along all street frontages, the building placement and design should support and enhance the existing streetscape, consistent with guidance in the CCV for setbacks and frontages.

6. Historic District Compatibility – The design of the new CIC building must be architecturally compatible with the OSU Historic District through the thoughtful use of materials, scale, massing, fenestration, and architectural details. New construction in the OSU Historic District is reviewed for compatibility with the criteria in chapter 2.9 of the Corvallis Land Development Code. The CCV also provides design guidance to ensure new development and redevelopment support and enhance the existing campus character and “rich heritage of aesthetically compatible buildings, open spaces, axes and views.” The design team should look to these sources for guidance.
7. Accessible Parking – The Park Terrace East, Park Terrace West, and Weniger Hall East lots have a number of accessible parking spaces that serve this area of campus. This project will remove much of the parking from the three impacted parking lots. As part of Schematic Design development, the design team should coordinate with the Office of Equal Opportunity and Access and Transportation Services to determine the appropriate amounts and locations for accessible parking or a viable alternative to serve the CIC and surrounding facilities.
8. EV Infrastructure at Mobility Hub – Transit and micromobility vehicles are increasingly becoming electric vehicles. The design of the mobility hub should include infrastructure to support the conversion to electrified vehicles, that could include electric service for EV charging of both transit and micromobility vehicles, solar panels on bike parking and transit shelters, and secure e-bike parking and charging areas. The design also should consider locations for future installations of infrastructure and the expansion of infrastructure installed with the project.
9. Historic Trees – There may be several trees on the site that meet the LDC definition of historic trees. These trees must be preserved or a historic preservation permit for their removal must be submitted and approved by the city of Corvallis.

**Recommendation**

The OSU Vice President for Finance and Administration may approve, deny, or modify the CPC recommended decision, or forward a Site Approval request to the University Cabinet for further consideration. The CPC recommends Site Approval with consideration of the items noted above.

**Review and Concur**

I concur with the Campus Planning Committee’s recommendations and approve the Site Approval request.

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*Paul Odenthal*  
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Paul J. Odenthal  
Senior Associate Vice President for Finance and Administration

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